

Memo

To: Peter Skilton, Team Leader District Plan, Waipā District Council

From: Greg Akehurst, Director, Market Economics Ltd.

Maggie Hong, Senior Analyst, Market Economics Ltd

Date: 14 April 2025

Re: PC14 – Information request: vacant industrial land estimate in Hautapu

Following recent communications with the council staff, I understand that the only outstanding matter requiring clarification in relation to Plan Change 14 (PC14) is:

“The only matter for further information is the vacant land estimate in the Hautapu industrial area from Greg Akehurst.”

This response provides an updated and consolidated assessment of vacant industrial land availability within the Hautapu industrial area, based on zoning, ownership status, recent plan changes, and development intentions. The purpose is to assist the Panel in understanding how much of the industrially zoned land in Hautapu is genuinely available and realistically developable in the short to medium term.

Table 1 Total Area (in Hectares) of Industrially Zoned Land by Category in the Hautapu Area

| Status | Area in ha. |
|---------------------------------------|--------------|
| Occupied/ under-construction/ utility | 117.0 |
| Vacant industrial land | 102.2 |
| Deferred Industrial Zone | 16.6 |
| Vacant Potential | 7.3 |
| Total | 243.1 |
| PC14 site | 79.2 |

Table 1 above summarises the total area of industrially zoned land in the Hautapu area, broken down by category. While the total zoned land amounts to 243.1 hectares, only 102.2 hectares is currently classified as vacant. It is important to note that vacant status does not necessarily imply that the land is available for sale or immediate development, as factors such as ownership intentions may limit actual market availability. A substantial 117.0 hectares (48.1%) is already occupied by existing industrial activities, under construction, or utilised for essential infrastructure, such as stormwater ponds. An additional 16.6 hectares is zoned as Deferred Industrial, which is not yet enabled for development. A further 7.3 hectares is considered to have vacant potential, although its availability may be again constrained by landowner intentions (e.g., Fonterra) and other limitations. Additionally, caution is

required when interpreting the area figures, as some measurements may include road corridors or other non-developable land within parcel boundaries. The PC14 site, comprising 79.2 hectares, is proposed to be brought forward to meet current and future industrial demand.

Figure 1: Land Status Map of the Hautapu Industrial Area

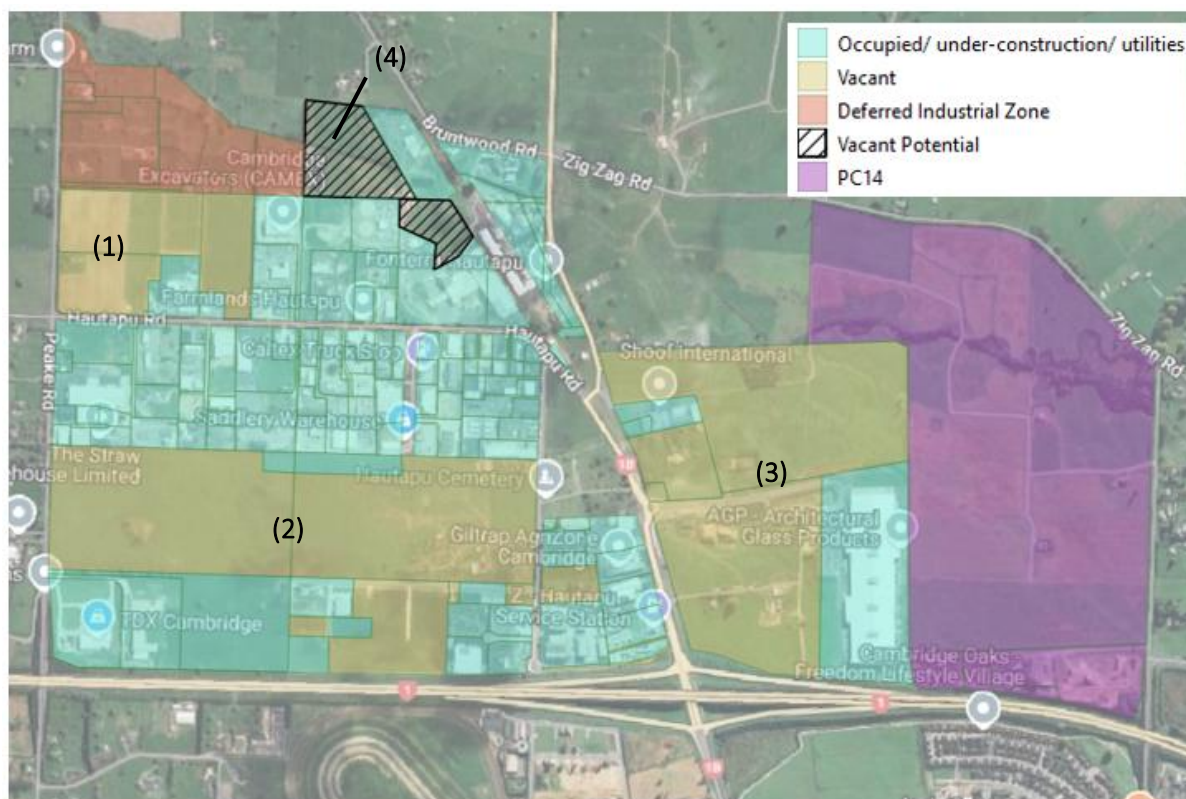


Figure 1 above provides a visual representation of industrial land status in the Hautapu area, with different land categories shown using color-coded shading. Green-shaded areas indicate land that is occupied, under construction, or used for utilities such as stormwater management. Yellow-shaded areas represent vacant industrial sites, while orange areas identify land currently zoned as Deferred Industrial. The line-patterned area denotes land within the Fonterra dairy factory site that has vacant potential, but it is expected to be retained for Fonterra’s own future expansion and is therefore unlikely to become available to the wider industrial market. The purple-shaded area represents the PC14 site, which is proposed for rezoning to help meet growing industrial land demand in Cambridge and the wider Waipā District.

Several specific sites are worth highlighting:

- Area 1 (Vacant): Recently received subdivision consent for industrial lots, indicating that active development is now underway.
- Area 2 (Vacant): Commonly referred to as the Hannon Block, this site comprises approximately 38.2 hectares of industrial-zoned land owned by the Hannon family, who have to date expressed no interest in industrial development. As such, this land is unlikely to be brought to market in the near term.

- Area 3 (Vacant): Located within the Bardowie Industrial Precinct, this land is currently vacant but subject to a Structure Plan that will guide future development. This Structure Plan is to enable the development of new specialised industry, into the Cambridge area (according to the Introduction of the Structure Plan). While this land may not be available for sale, its clear purpose is to provide additional capacity for industrial activities. Its final use will be determined by long-term planning objectives.
- Area 4 (Vacant Potential): Contains a stream running through the centre, presenting natural constraints that limit the extent to which the site can be developed for industrial purposes.

This assessment is important in the context of industrial land sufficiency, which has been a key point of consideration for PC14. However, the central issue is not solely whether current supply is sufficient, but rather that PC14 will bring forward industrial land already earmarked for future growth. Advancing its development timeline will generate significant benefits for Cambridge and the wider Waipā District, including increased economic activity, job creation, and market flexibility—regardless of whether there is a current shortfall in supply.

Greg Akehurst

14 April 2024